

<b>PETITION NUMBER:</b>	0806-DP-07 / 0806-SIT-06
<b>SUBJECT SITE ADDRESS:</b>	19200 North Horton Road
<b>PETITIONER:</b>	North Communities Church
<b>REQUEST:</b>	Development Plan Review and Site Plan Review of a new religious institution, approximately sixteen (16.10) acres.
<b>CURRENT ZONING:</b>	AG-SF-1
<b>CURRENT LAND USE:</b>	Agriculture
<b>APPROXIMATE ACREAGE:</b>	16.1
<b>ASSOCIATED PETITIONS:</b>	None
<b>EXHIBITS:</b>	1. Staff Report 2. Technical Advisory Committee Letters
<b>STAFF REVIEWER:</b>	AFS

### **PETITION HISTORY**

The June 2, 2008 workshop meeting represents the first appearance of this petition.

### **PROCEDURAL**

Development Plan Review petitions are not approved at Workshop Meetings. The public hearing for this petition is scheduled for July 19, 2008, at which time this petition will be eligible for approval.

### **DEVELOPMENT REQUIREMENTS**      **GENERAL**

#### **1. Zoning District Standards**

Compliance with all but one standard of the AG-SF-1 District has been verified. Staff is unable to verify maximum building height without a to-scale, dimensioned building elevation drawing. The petitioner has been informed of this deficiency, and made aware that this petition will not proceed to the APC for public hearing until this issue is addressed.

#### **2. Overlay District Standards**

The subject site is not located in any overlay zone.

#### **3. Subdivision Control Ordinance**

The original parent parcel consists of approximately sixteen (16) acres. The religious institution is proposing to acquire approximately eleven (11) acres of the parent parcel, leaving approximately four (4) acres under the control of the original seller. To comply with the exemption provisions of the definition of a "subdivision," both the parent parcel and the remainder parcel must have at least 250 feet of frontage along an existing public right-of-way. From the information submitted, staff is unable to verify the remainder parcel will comply with the minimum 250' road frontage standard.



The petitioner has been informed of this deficiency, and made aware that this petition will not proceed to the APC for public hearing until this issue is addressed.

#### 4. Development Plan Ordinance

The submitted development plans would require two (2) waivers of the Development Plan Review standards to be approved: Building Materials (for proposed siding) and Site Access and Circulation (for delaying the installation of the required asphalt multi-purpose path within the right-of-way of Horton Road). The petitioner has been provided forms to complete to request the necessary waivers, and those requests will be presented when this item proceeds to the APC for public hearing.

The proposal is compliant with all other requirements of the Development Plan Review ordinance.

#### 5. Comprehensive Plan Compliance

See Public Policies section below.

#### 6. Street and Highway Access

Horton Road remains under the jurisdiction of the Hamilton County Highway Department. The HC Highway Department has preliminarily indicated that access to Horton Road in the proposed location would be acceptable.

#### 7. Street and Highway Capacity

Horton Road remains under the jurisdiction of the Hamilton County Highway Department. The HC Highway Department has preliminarily indicated that Horton Road would have the capacity to serve the proposed development.

#### 8. Utility Capacity

The subject site is not served by public water or sewer facilities. A private well and septic field are proposed to serve the subject site. These facilities would fall under the jurisdiction of the Hamilton County Health Department. The Hamilton County Health Department has preliminarily indicated that the proposed well and septic service of the subject site would be acceptable.

Surface drainage for the subject site is under the jurisdiction of the Hamilton County Surveyor's Office. Submitted plans depict proposed detention ponds, which are proposed to release storm water to abutting properties to the west. The Hamilton County Surveyor's Office has preliminarily indicated that the proposed ponds would be adequate, and has requested additional information about the proposed release areas. The petitioner will respond to the request of the HCSO in a satisfactory manner before this item will proceed to the APC for public hearing.



### 9. Traffic Circulation Compatibility

The internal traffic circulation of the subject site has been evaluated by WCD and WFD. WFD has requested modifications to the parking arrangement to ensure emergency access to all areas of the proposed structure. The proposed site plan will be revised to the satisfaction of WFD prior to proceeding to the APC for public hearing.

### **DEVELOPMENT REQUIREMENTS**

### **FOR EACH DISTRICT**

- |   |                 |
|---|-----------------|
| a. Site Access and Circulation                      |                 |
| 1. See comments above.                              |                 |
| b. Landscaping – WC 16.06 et al:                    | Compliant       |
| c. Lighting – WC 16.07 et al:                       | Compliant       |
| d. Signs- WC 16.08 et al:                           | None proposed   |
| e. Building Orientation                             |                 |
| 1. No loading spaces or loading docks are proposed. |                 |
| 2. No loading spaces are proposed.                  |                 |
| f. Building Orientation:                            | Waiver Required |

### **PUBLIC POLICIES**

#### Comprehensive Plan-Feb 2007

See “Finding of Fact” section below.

#### Thoroughfare Plan-Feb 2007

Horton Road is identified as a “Collector,” and a 100-foot full right-of-way (50’ half) is recommended. The submitted site plan reflects a 50’ half right-of-way where Horton Road abuts the subject site.

#### Parks & Recreation Master Plan-Dec 2007

The Parks & Recreation Master Plan makes no recommendation for the subject site.

#### Water & Sewer System

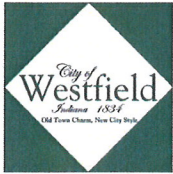
Public water and sewer facilities are not available at the subject site. Extension of public water and sewer facilities to the subject site would be dependent upon private development in the immediate future. No plans to extend public services to the site are in place at this time.

#### Annexation

The subject site does not abut the corporate limits of the City of Westfield, and cannot be annexed at this time.

### **FINDINGS OF FACT**

- 1) The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan,



**Staff finding:** The Land Use Concept Map of the Amended Westfield-Washington Township 2020 Plan identifies the subject site as located in an “Existing Suburban” area (pg. 38). It further identifies institutional uses as appropriate land uses in the Existing Suburban area (pg. 38).

2) The proposed development satisfies the development requirements specified in this ordinance.

**Staff finding:** Pending resubmittal.

#### **PLAN DOCUMENTATION AND SUPPORTING INFORMATION**

<u>Plan Documentation</u>	<u>Original</u>	<u>Resubmit</u>	<u>Compliant?</u>
A) Site Plan	05/05/08		Y
B) Overall Plan	05/05/08		Y
C) Landscape Plan	05/05/08		N
D) Building Elevations	Not submitted		N
E) Lighting Plan	05/05/08		Y
F) Site Access and Circulation Plan	05/05/08		N
G) Traffic Impact Study	N/A		N/A
H) Statement of Development Build-out	05/05/08		Y
I) Green Space Provisions	N/A		N/A

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AFS